

138.0

0002

0004.0

Map

Block

Lot

1 of 1

Residential

CARD

ARLINGTON

APPRAISED:

Total Card / Total Parcel

USE VALUE:

1,190,700 / 1,190,700

ASSESSED:

1,190,700 / 1,190,700


Patriot
 Properties Inc.

PROPERTY LOCATION

IN PROCESS APPRAISAL SUMMARY

No	Alt No	Direction/Street/City
23		PLEASANT VIEW RD, ARLINGTON

OWNERSHIP	Unit #:
Owner 1: BURNS JOSEPH D	
Owner 2: BURNS ELIZABETH	
Owner 3:	

Street 1: 23 PLEASANT VIEW RD
Street 2:

Twn/City: ARLINGTON
St/Prov: MA Cntry: Own Occ: Y

Postal: 02476	Type:
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PREVIOUS OWNER

Owner 1: ZELL MICHAEL H -
Owner 2: LACK HEIDI S -

Street 1: 23 PLEASANT VIEW RD
Twn/City: ARLINGTON

St/Prov: MA Cntry:
Postal: 02476

NARRATIVE DESCRIPTION

This parcel contains 6,350 Sq. Ft. of land mainly classified as One Family with a Colonial Building built about 1951, having primarily Wood Shingle Exterior and 2607 Square Feet, with 1 Unit, 1 Bath, 0 3/4 Bath, 2 HalfBaths, 9 Rooms, and 3 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R1	SINGLE FA	100	water		
o				Sewer		
n				Electri		
Census:				Exempt		
Flood Haz:						
D				Topo		
s				Street		
t				Gas:		

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Infl	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
101	One Family		6350		Sq. Ft.	Site		0	90.	0.96	10									549,452						549,500	

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value	Legal Description
101	6350.000	641,200		549,500	1,190,700	
Total Card	0.146	641,200		549,500	1,190,700	Entered Lot Size
Total Parcel	0.146	641,200		549,500	1,190,700	Total Land:
Source:	Market Adj Cost		Total Value per SQ unit /Card:	456.73	/Parcel: 456.7	Land Unit Type:

Source:	Market Adj Cost	Total Value per SQ unit /Card:	456.73	/Parcel: 456.7
Total Card	0.146	641,200	549,500	1,190,700
Total Parcel	0.146	641,200	549,500	1,190,700

PREVIOUS ASSESSMENT Parcel ID 138.0-0002-0004.0

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2020	101	FV	641,200	0	6,350.	549,500	1,190,700	1,190,700	Year End Roll	12/18/2019
2019	101	FV	248,600	0	6,350.	580,000	828,600	828,600	Year End Roll	1/3/2019
2018	101	FV	247,600	0	6,350.	427,400	675,000	675,000	Year End Roll	12/20/2017
2017	101	FV	247,600	0	6,350.	409,000	656,600	656,600	Year End Roll	1/3/2017
2016	101	FV	247,600	0	6,350.	378,500	626,100	626,100	Year End	1/4/2016
2015	101	FV	233,500	0	6,350.	317,500	551,000	551,000	Year End Roll	12/11/2014
2014	101	FV	233,500	0	6,350.	310,100	543,600	543,600	Year End Roll	12/16/2013
2013	101	FV	233,500	0	6,350.	295,500	529,000	529,000		12/13/2012

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
ZELL MICHAEL H	53860-98		11/18/2009		565,000	No	No		
ROCHE KEVIN/ETA	29254-110		10/22/1998		290,000	No	No	Y	

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
7/27/2018	1057	Addition	403,000	O				dd 2nd floor+ addi

Date	Result	By	Name
8/2/2019	Permit Visit	DGM	D Mann
9/1/2017	MEAS&NOTICE	HS	Hanne S
12/8/2008	Meas/Inspect	189	PATRIOT
4/14/2000	Inspected	264	PATRIOT
11/18/1999	Mailer Sent		
11/8/1999	Measured	263	PATRIOT
1/1/1982		CM	

Sign:	VERIFICATION OF VISIT NOT DATA	/	/	/
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